

LINCOLN PLANNING BOARD

JUNE 24, 2009

APPROVED

The regular meeting of the Planning Board was held on Wednesday, June 24, 2009, at the Lincoln Town Hall, 100 Old River Road, Lincoln, Rhode Island.

Chairman Olean called the meeting to order at 7:00 p.m. The following members were present: Gerald Olean, Timothy Griffin, Michael Reilly, Greg Mercurio Jr., Kenneth Bostic and John Hunt. Also in attendance were Town Planner Albert Ranaldi, Town Engineer N. Kim Wiegand and Joelle C. Sylvia for the Town Solicitor. Russell Hervieux kept the minutes.

The following member was absent from this meeting: Wilfred Ordonez.

Chairman Olean advised that six members were present; have quorum.

CONSENT AGENDA

Chairman Olean reminded members that the consent agenda has seven zoning applications, correspondence and staff reports. A consent agenda is normally voted on in total unless a member

motions to remove an item.

Motion was made by member Griffin to accept the consent agenda as presented was seconded by member Bostic. Motion was approved by all members present.

COMPREHENSIVE PERMIT

**a. The Residences at Stone Creek AP 20 Lot 15 Land Development
Break Hill Development, Inc. Breakneck Hill Rd. Preliminary Plan
Discussion/Approval**

Mr. Ranaldi stated that this application was last before the Board in May of 2009. At that time, the applicant ran into some issues with the boundary of the wetlands. The applicant has since re-flagged the wetlands and had to modify the project for the new wetland edge. The project was shrunk down by eight units and the roadway had to be modified. The new plan calls for (16) affordable units and (46) market rate units for a total of (62) units. This would still meet the 25% of total units must be affordable. The affordable units will be 1,200 square feet in area. The market rate units will be 1,600 square feet in area with the exception of two which will be 1,200 square feet in area. The applicant has submitted a revised requested waivers list.

The TRC reviewed this application and felt that this was not a significant change and this application could continue to move forward. The TRC had a few concerns noted in the TRC report. The

majority of items remained the same such as utilities and the existing pump station. The TRC has concerns about the detention basins. The detention basins were moved to accommodate the new wetlands. The seasonal high ground water elevations were not provided to the Town for these new locations. Therefore, the TRC was not comfortable with moving this application to a Public Hearing. Chairman Olean questioned when the new waivers list was submitted. Mr. Ranaldi replied that the list was submitted after the TRC meeting was held. Member Mercurio questioned the wording of the TRC report as it relates to the pump station upgrades. Mr. Ranaldi stated that he would clarify the statement to read that the upgrades must happen prior to construction of this development as an off site improvement. Member Hunt questioned what would happen if the YMCA did not do their part of the sewer tie in. Mr. Ranaldi stated that he knows the YMCA will be doing their part as they have already submitted an application to come before this Board.

John DiBona, attorney for the applicant made a brief presentation to the Board. Mr. DiBona stated the applicant revised the plan because of the expanded wetlands which resulted in the loss of eight units. The engineer has submitted plans of the new layout. The applicant has also addressed the concerns of the difference in size of the market rate units versus the affordable units. The applicant is working on supplying the information to satisfy the concerns of the TRC in regards to the latest plan. The applicant will be back at the next meeting requesting a public hearing. The applicant has agreed

to extend the approval time of preliminary plan until September 23, 2009.

Brian Thalmann, professional engineer for the applicant gave a presentation to the Board. Mr. Thalmann stated he would like to clarify one of the TRC concerns. Mr. Thalmann had submitted test pit data to the Town but the Town Engineer is concerned that the data is old. New test pit data will be furnished especially since the wetland edge has changed since the original submission. There have been since upgrades to Breakneck Hill Road and personnel changes at RIDEM which have triggered this new wetland edge. Some of the test pit work has been completed but unfortunately the weather has precluded us from finishing it at this point. Mr. Thalmann is hopeful that the test pit work can be completed sometime next week, weather permitting. The revised plan has relocated the drainage structures to alleviate the concerns of the abutters at the last public hearing. Chairman Olean advised the engineer to provide some data concerning the E1 sewage system and its capacity in the event of a power outage. Mr. Thalmann agreed to do so.

Chairman Olean stated that this application will be continued to the next regular meeting of the Planning Board.

MAJOR LAND DEVELOPMENT REVIEW

**a. Century Associates, Proposed Building AP 31 Lot 44 Master Plan
Century Associates, LLC 1992 Old Louisquisset Pike
Discussion/Approval**

Mr. Ranaldi stated that this application is under the 2005 subdivision regulations. The applicant is here at the master plan level of a major land development project. This application represents the development of a commercial lot with a 15,000 square foot office building and associated parking. The proposed building will abut an existing warehouse on the property. The office building will be served by public water and sewer. This project is short by 16 parking spaces on this lot which requires a variance from the Zoning Board. The applicant proposes to make up those spaces on land across the street in which they own. The applicant is also requesting a height variance from the Zoning Board for the building. This project received a certificate of completeness on June 16, 2009. The Board has until October 14, 2009 to make a decision. The plan shows a significant amount of wetlands on the property. The applicant does have an approved wetlands permit from RIDEM. The TRC and the Town Engineering Department reviewed this application and had some minor concerns and also concerns that would be addressed at the preliminary plan stage. The TRC felt that the concerns were minor in nature and recommends that the applicant proceeds to a Public Informational meeting next month.

Brian P. Thalmann, professional engineer for the applicant made a

presentation to the Board. Mr. Thalmann stated the he has had an opportunity to review the TRC report and would like to correct one statement in regards to the drainage in wetlands. The applicant has already gone through a lengthy approval process with RIDEM. The drainage system shown on the plans is part of a settlement with RIDEM. The system proposed is not an underground infiltration system but is a storage and slow metering system. Therefore a UIC permit will not be required from RIDEM. Chairman Olean clarified that all permits required from RIDEM have already been acquired. Mr. Thalmann stated that is true. Mr. Thalmann also stated that the Physical Alteration Permit from RIDOT is in process.

Motion was made by member Bostic to accept the TRC recommendations to move this application to a Public Informational meeting was seconded by member Griffin. Motion was approved by all members present.

SECRETARY'S REPORT

The Board was given one set of minutes to review. They are for May 27, 2009. The Town Planner Al Ranaldi stated that he has reviewed these minutes.

Motion made by member Griffin to dispense with the reading of the May 27, 2009 minutes and accept the minutes as presented was seconded by member Reilly. Motion was approved by all members

present.

Motion was made by member Griffin to adjourn which was seconded by member Bostic at 7:23 pm. Motion was approved by all members present.

Respectfully submitted,

Russell Hervieux